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45 Hopton Road, Upper Cam, Dursley,
GL11 5PD

Price Guide
£315,000



SET IN A PEACEFUL SEMI-RURAL LOCATION WITH COUNTRYSIDE WALKS ON THE DOORSTEP, THIS CHARACTER-FILLED GRADE II LISTED COTTAGE OFFERS A RARE OPPORTUNITY TO ENJOY VILLAGE LIFE WITH PERIOD CHARM. RETAINING MANY ORIGINAL FEATURES INCLUDING EXPOSED BEAMS. THE PROPERTY COMPRISES THREE BEDROOMS ARRANGED OVER THREE FLOORS, WITH A SPACIOUS KITCHEN/DINER, SEPARATE LIVING ROOM, EN SUITE TO THE MASTER BEDROOM, AND A FAMILY BATHROOM. OUTSIDE, THERE ARE REAR GARDENS AND OFF-ROAD PARKING FOR ONE CAR. WITH SCOPE FOR MODERNISATION, THIS DELIGHTFUL HOME COMBINES HERITAGE APPEAL WITH FANTASTIC POTENTIAL. EPC: D

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SITUATION

This attractive cottage is situated in the popular semi-rural location in Upper Cam. The village centre is within a few minutes drive where there can be found shopping facilities including Tescos and a range of local traders, doctors and dentist surgeries, chemist, churches and public houses. Dursley town centre is also within a short drive which offers a wider range of shopping facilities along with Sainsburys supermarket. Recreational facilities include library, swimming pool and community centre. The property is located adjoining a public footpath which provides a range of country walks. Hopton Road is well situated for travel to the larger centres of Gloucester, Bristol and Cheltenham via the M5/M4 motorway network. Cam and Dursley have a Park and Ride railway station bringing Gloucester and Bristol within 20 minutes and 30 minutes rail travel respectively.

DIRECTIONS

From Dursley town centre proceed north-west out of town on the A4135 (Kingshill Road). After the school and fire station turn right into Kingshill Lane and proceed down the incline bearing right into Church Road and left into Hopton Road and number 45 will be found immediately on the right hand side.

DESCRIPTION

This characterful Grade II listed cottage, now requiring general modernisation, retains many original features including exposed beams and timbers throughout. The ground floor offers a kitchen/diner and a separate living room. On the first floor, there are two bedrooms, including a master with en suite, along with a family bathroom. The second floor provides two further interconnecting bedrooms, both of a good size and featuring exposed beams. Outside, the property enjoys rear gardens and off-road parking to the side. With its period charm and potential for improvement, this property offers an excellent opportunity to create a beautiful home in a desirable setting.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ON THE GROUND FLOOR

KITCHEN 3.32m (narrowing to 2.38m) x 4.37m (10'10" (narrowing to 7'9") x 14'4")

Door to front, two double glazed windows, radiator, under stairs cupboard, pantry cupboard, space for gas cooker with mantel over, wall and base units with worktop over, space for washing machine, space for fridge/freezer, Belfast sink with mixer tap over, beams, tiled floor, splashbacks.

INNER HALL ()

Radiator, tiled floor, stairs to first floor, stable door to rear.

LOUNGE 3.71m x 5.34m (narrowing to 4.55m) (12'2" x 17'6" (narrowing to 14'11"))

Two double glazed windows, radiator, brick fireplace with woodburner (currently not functional).

ON THE FIRST FLOOR

LANDING

Double glazed window, stairs to second floor, airing cupboard, gas combi boiler.

MASTER BEDROOM 5.24m (max) x 3.65 (max) (17'2" (max) x 11'11" (max))

Double glazed window, radiator, built-in wardrobe.

EN SUITE

Shower cubicle, part tiled wall, low level WC, wall mounted corner wash hand basin, extractor.

BEDROOM THREE 2.98m x 2.59m (9'9" x 8'5")

Double glazed window, radiator, decorative fireplace, built-in wardrobe,

BATHROOM

Suite comprising low level WC, pedestal wash hand basin, bath with shower over, part tiled walls, radiator, single glazed window, extractor.

ON THE SECOND FLOOR

BEDROOM TWO 3.97m x 5.77m (into eaves) (13'0" x 18'11" (into eaves))

Double glazed windows, radiator, access to loft, exposed beams.

ATTIC ROOM 4.76m x 3.29m (into eaves) (15'7" x 10'9" (into eaves))

Double glazed window, radiator.

EXTERNALLY

At the back of the property there is a footpath providing pedestrian access to the rear door and gardens. The neighbouring properties also have a right of access across this path. There are two separate sections of garden at the rear, the first with a decking area and lawn with various hedges and shrubs with a trellis and side gate leading to the tarmac driveway providing parking. There is a further garden at the front of the neighbouring properties with a large lawn area with shrubs and hedges, gate to front and garden shed.

AGENT NOTES

Tenure: Freehold

Services: All services are understood to be connected.

Council Tax Band: D

There is a pedestrian right of way along the footpaths in the garden for the adjoining property.

Grade II Listed

Broadband: Asymmetric Digital Subscriber Line

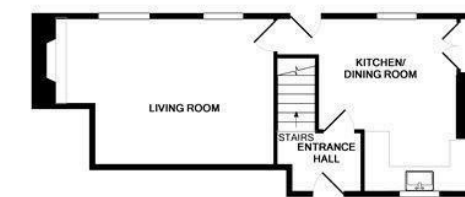
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

VIEWING

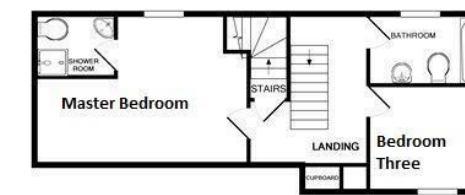
By appointment with the owner's sole agents as over.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.



GROUND FLOOR
APPROX. FLOOR
AREA 435 SQ. FT.
(40.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 480 SQ. FT.
(44.6 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 475 SQ. FT.
(44.1 SQ. M.)

45 HOPTON ROAD, CAM, DURSLEY, GL11 5PB.
TOTAL APPROX. FLOOR AREA 1390 SQ. FT. (129.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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